167.0	0004	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	957,900 / 957,900
					USE VALUE:	957,900 / 957,900
					ASSESSED:	957,900 / 957,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARDEN KENNETH A & LAURIE A
Owner 2:	
Owner 3:	
Street 1:	155 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VILLADSEN BENTE -
Owner 2:	-
Street 1:	155 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .257 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1932, having primarily Wood Shingle Exterior and 1794 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11200.000	448,800	6,400	502,700	957,900
Total Card	0.257	448,800	6,400	502,700	957,900
Total Parcel	0.257	448,800	6,400	502,700	957,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 534.10 /Parcel: 534.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110668

GIS Ref

GIS Ref

Insp Date 08/11/18

!12934!

PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	448,800	6400	11,200.	502,700	957,900		Year end	12/23/2021
2021	101	FV	436,200	6400	11,200.	502,700	945,300		Year End Roll	12/10/2020
2020	101	FV	436,200	6400	11,200.	502,700	945,300	945,300	Year End Roll	12/18/2019
2019	101	FV	313,400	6400	11,200.	502,700	822,500	822,500	Year End Roll	1/3/2019
2018	101	FV	311,300	6400	11,200.	445,300	763,000	763,000	Year End Roll	12/20/2017
2017	101	FV	311,300	6400	11,200.	373,500	691,200	691,200	Year End Roll	1/3/2017
2016	101	FV	308,500	6400	11,200.	373,500	688,400	688,400	Year End	1/4/2016
2015	101	FV	297,200	6400	11,200.	323,200	626,800	626,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:50:03

LAST REV

Date	Time
08/30/18	09:29:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12934

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VILLADSEN BENTE	67700-178		7/28/2016		835,000	No	No		
ROBERTS PHYLLIS	45477-232		6/28/2005		572,500	No	No		
	PR492-049		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	110668
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
5/17/2018	MEAS&NOTICE	CC	Chris C
3/15/2017	SQ Returned	EMK	Ellen K
12/24/2008	Measured	372	PATRIOT
12/26/2005	MLS	HC	Helen Chinal
12/8/1999	Meas/Inspect	163	PATRIOT
7/13/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11200		Sq. Ft.	Site		0	70.	0.64	8			Med. Tr	-5					502,740						502,700	

Total AC/HA:	0.25712	Total SF/SM:	11200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	502,740	Spl Credit		Total:	502,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.30707121
Const Adj.:	0.99989998
Adj $ / SQ:	182.972
Other Features:	87250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	503110
Depreciation:	54336
Depreciated Total:	448774

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

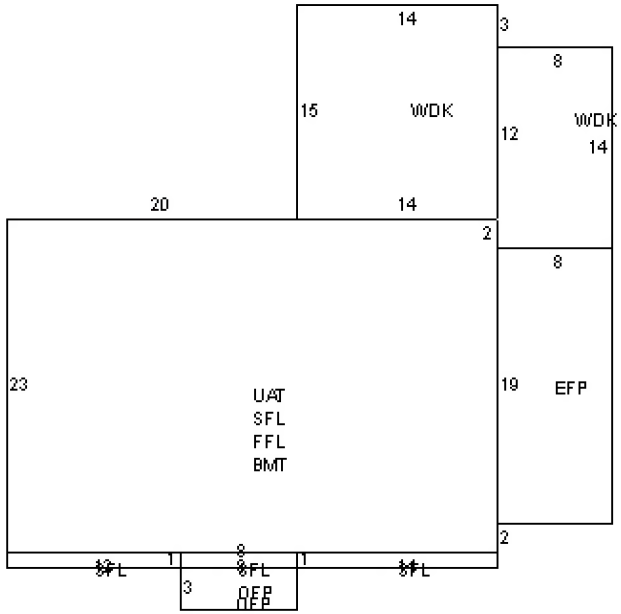
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	201.27
Special Features:	0	Val/Su Net:	145.62
Final Total:	448800	Val/Su SzAd	280.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	816	182.970	149,305
BMT	Basement	782	54.890	42,925
FFL	First Floor	782	182.970	143,084
WDK	Deck	322	9.100	2,932
UAT	Upper Attic	196	120.760	23,609
EFP	Enclos Porch	152	45.130	6,860
OFP	Open Porch	32	44.000	1,408
	Net Sketched Area:	3,082	Total:	370,123
Size Ad	1598	Gross Area	3668	FinArea 1794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	GD	1950	20.68	T	30	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400

IMAGE

AssessPro Patriot Properties, Inc